



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF SMART GROWTH
PO Box 204
TRENTON NJ 08625-0204

JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

BENJAMIN SPINELLI
Executive Director

March 19, 2009

The Honorable Carl W. Block
Mayor, Stafford Township
260 East Bay Avenue
Manahawkin, New Jersey 08050-3329

**RE: Stafford Township “Advanced” Plan Endorsement
Visioning Waiver and Commencement of Consistency Review Phase**

Dear Mayor Block:

The Office of Smart Growth (OSG) and our State agency partners have received the Biennial Report and Visioning Waiver as submitted by Stafford Township and would like to commend the Township for its active participation and dedication to the Plan Endorsement process.

The Township has requested that a waiver be given for Community Visioning conducted in 2007, as part of the Township’s Master Plan update. OSG has determined that the Community Visioning conducted is sufficient and coincides with the goals, strategies and objectives of the Township Master Plan and the requirements provided in OSG’s Community Visioning Standards.

Furthermore, it has been determined by OSG that the items submitted pursuant to the proposed State Planning Rules N.J.A.C. 5:85-7.12 are sufficient. Therefore, OSG and our State agency partners shall proceed with the commencement of the 90-day Consistency Review phase.

The Township or any interested person may request that OSG conduct a public hearing on the Township’s petition. A request for a public hearing must be submitted to the Office of Smart Growth by **Monday, March 30, 2009**. The public also has an opportunity to provide comments at any time during the process until the SPC takes final action on the petition.

State, federal and regional agencies have 90 days within which to review the petition and provide comments to OSG regarding the petition’s consistency with the State Development and Redevelopment Plan (State Plan). This review period ends **Wednesday, June 17, 2009**.

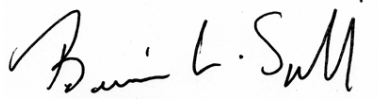
If it is determined that additional action must be taken to achieve consistency, the OSG shall, in consultation with our State agency partners, develop a draft Memorandum of Understanding (MOU) and Action Plan pursuant to the proposed State Planning Rules, N.J.A.C. 5:85-7.15. If OSG fails to provide a draft MOU and Action Plan to the SPC and the Township within the 90-day consistency review period, then the Township may directly petition the SPC for Plan Endorsement. Please note that Stafford Township’s designation as an endorsed community is equivalent to a Certificate of Eligibility (COE) pursuant to N.J.A.C. 5:85-7.16.



In the event the Office of Smart Growth determines that the petition is consistent with the State Plan, then OSG shall prepare a recommendation report to the SPC assessing the consistency of Stafford Township's petition and draft Planning and Implementation Agreement (PIA) with the goals, policies and strategies of the State Plan within 60 days from the end date of the consistency review period or by **Monday, August 16, 2009**.

If you have any questions or concerns, please contact myself or Lorissa Whitaker, Principal Planner for Ocean County at (609) 633-6314 or via email at lwhitaker@dca.state.nj.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin L. Spinelli".

Benjamin L. Spinelli
Executive Director

BLS:lw

cc: David Roberts, P.P., A.I.C.P., Planning Consultant, CMX (*via email*)
David McKeon, Planning Director, Ocean County (*via email*)
Karl Hartkopf, P.P., A.I.C.P., Planning Director, OSG (*via email*)
Lorissa Whitaker, Principal Planner, OSG (*via email*)
Alan Miller, Plan Endorsement Coordinator, OSG (*via email*)
State Agency Partners (*via email*)
OSG Interested Parties List (*via email*)
Stafford Township Plan Endorsement File